

ANGUS COUNCIL

MINUTE of MEETING of the **DEVELOPMENT STANDARDS COMMITTEE** held in the Town and County Hall, Forfar on Tuesday 4 October 2016 at 10.00 am.

Present: Councillors BILL DUFF, BILL BOWLES, COLIN BROWN, LYNNE DEVINE, DAVID FAIRWEATHER, CRAIG FOTHERINGHAM, JEANETTE GAUL, ALEX KING and IAN MCLAREN.

Councillor DUFF, Vice-Convener, in the Chair.

1. APOLOGIES FOR ABSENCE

Apologies for absence were intimated on behalf of Councillors Rob Murray, David Lumgair and Jim Houston.

2. DECLARATIONS OF INTEREST/INTIMATIONS OF CONTACT

Councillor Duff declared a non-financial interest in item 7, Report No 366/16, Application No. 16/00718/PAN, as he had attended a meeting about the project at Pert-Bruce. He had offered no opinion and would remain in the Chair and participate in any discussion and voting.

Councillor Jeanette Gaul declared a financial interest in item 6, Report No 365/16, Application No. 16/00452/FULM, as she was involved in a community group which had received sponsorship from the developer concerned. She indicated that she would leave the room during consideration of this item.

Councillor Fairweather declared a non-financial interest in item 8, Report No 367/16, Case No. 16/00014, in that he had been contacted by a Director of Multi Packaging Solutions. He had offered no comment and had referred the matter to relevant officers. He would therefore participate in any discussion and voting.

3. BUILDING WARRANTS

The Committee noted that during the period 5 to 23 September 2016, a total of 61 Building Warrants and 11 Amendments to Warrant had been approved with an estimated cost of £2,665,200.

4. DELEGATED DECISIONS

The Committee noted that during the period 3 to 24 September 2016, a total of 48 planning applications had been approved and 1 refused under the Scheme of Delegation to officers.

5. MINUTE OF PREVIOUS MEETING

The minute of meeting of this Committee of 13 September 2016 was approved as a correct record and signed by the Vice-Convener.

PLANNING APPLICATIONS

Having declared an interest at item 2 above, Councillor Gaul left the meeting during consideration of the following item.

6. LAND AT PATHHEAD FARM, FORFAR ROAD, KIRRIEMUIR

With reference to Article 4 of the minute of meeting of Angus Council of 22 March 2012, there was submitted Report No 365/16 by the Head of Planning and Place detailing application No 16/00452/FULM by Guild Homes (Tayside) Ltd for the demolition of Newton Cottage and erection of a supermarket, associated parking, landscaping and improved road layout including access on land at Pathhead Farm, Kirriemuir. The Report further advised that timescales imposed by condition 1 of planning permission reference 11/00150/PPPM had not been complied with and sought permission to allow a further three years in which to submit matters specified in conditions. The application was recommended for conditional approval.

Slides were shown.

The Committee agreed that the application be approved for the reasons and subject to the conditions as detailed in Section 10 of the Report.

Councillor Gaul re-entered the meeting.

7. PROPOSAL OF APPLICATION NOTICE – SUNNYSIDE ROYAL HOSPITAL, HILLSIDE, MONTROSE

There was submitted Report No 366/16 by the Head of Planning and Place advising members of a Proposal of Application Notice No 16/00718/PAN submitted in respect of a mixed use re-development of former hospital and grounds consisting of the formation of roads, drainage, infrastructure and landscaping, new build development, the change of use and alteration of existing buildings, all to accommodate residential and non-residential development comprising Community Uses and Uses within Class 4 (Business), Class 7 (Hotels and Hostels), Class 8 (Residential Institutions) and Class 11 (Assembly and Leisure) at the former Sunnyside Royal Hospital, Hillside, Montrose. The Committee was invited to identify issues which they would like to see addressed in the planning application.

Slides were shown.

The Committee agreed to note the key issues identified by officers at this stage as set out in paragraph 5.2 of the Report, and also having heard Councillor Devine, to request that the developer consider the inclusion of single storey dwellings as part of the housing development mix.

Councillor Duff indicated that he agreed with the key issues identified by officers and in particular issues regarding access to and from the A937; impact on schools; and the need for a mixed use development.

8. ENFORCEMENT UPDATE

There was submitted Report No 367/16 by the Head of Planning and Place advising members on the progress of enforcement cases which had been agreed previously by this Committee.

Having heard from the Service Manager (Planning), the Committee agreed:-

- (i) to note the contents of the Report;
- (ii) to note that, with regard to Case No. 02/00149, 1 Broomwell Gardens, Monikie, that the case had been closed;
- (iii) to note that, with regard to Case No 12/00155, site due east of The Knowe, Kinnaber Road, Hillside, the Service was proceeding with formal enforcement action to remove the caravans. At present, it was understood that 3 touring and 1 static caravans were present on the site;
- (iv) to note that, with regard to Case No 14/00176, Kohe Noor, 20-22 St David Street, Brechin, a report relating to the non-compliance with the Listed Building Enforcement Notices had now been submitted to the Procurator Fiscal; and
- (v) to note that, with regard to Case No. 16/00202, Field 440 metres east of Cross Roads Cottages, Balnuith, Tealing, the Temporary Stop Notice had expired and no response had been received to the Planning Contravention Notice. An Enforcement Notice was being prepared for service on the owner/occupier.